

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MARCH 1, 2005

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; John Burke, Director, Parking & Transportation; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Thomas Richter, Engineering Technician; Tom Cravens, Engineering Technician, and Steve Griswold, Deputy Fire Chief

ALSO PRESENT: Lucy Tillman, Planner

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I. OLD BUSINESS

1. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district. (This application was tabled at the January 4, 2005 TAC meeting.)

Voted to **table** this application until the April 5, 2005 TAC meeting.

Issues raised at the November 2, 2004 TAC meeting:

- 1) A crosswalk at the back entrance of Chevrolet Avenue is shown 20' – 30' off of the street and it is unclear why that was done;
- 2) There are interior stairways shown on the layout and it is not clear where they go;
- 3) The loading area by Building C is oversized and it should be reduced;
- 4) The City of Portsmouth normally requires one single handicapped ramp rather than one at each corner (3 shown on the plans);
- 5) There is a 4' sidewalk shown heading towards Plaza 800 that needs to lead somewhere;
- 6) That a meeting should be set up with DPW to address sewerage and drainage issues;
- 7) More information is required about the proposed pond;
- 8) Details are required on the plans on the water feed, keeping in mind that the City only allows one meter per lot;
- 9) Lighting needs to be shown on the plans;
- 10) The sprinkler system needs to be shown on the plans;
- 11) Hydrants need to be added to the plans;
- 12) A revised traffic study should be submitted, including the Bartlett/Islington intersection and the Middle/Cass Street intersection;
- 13) A meeting should be set up with the applicant, the Planning Department and the City Attorney to address the conservation land, easements with Chevrolet and Brewery Lane, as well as parking;
- 14) The sidewalk on Chevrolet Avenue should be the City standard of 5' concrete;
- 15) Concern was expressed over the shortcut through Jewell Court;

- 16) It was felt that the sidewalk should be extended to encompass Building B and a detail should be provided showing the general conditions on both sides of the right-of-way;
- 17) The elevations and slope of the retaining walls should be noted on the plans;
- 18) That the City address their contribution to off site improvements.

Issues raised at the January 4, 2005 TAC meeting:

- 19) That the applicant meet with the Public Works Department regarding sewerage and drainage issues;
- 20) That a determination be made regarding who maintains the upper half of Chevrolet Avenue and Brewery Lane from the intersection of Jewell Court;
- 21) That the traffic study should address the entire build out of the project;

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2. The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district. (This application was tabled at the February 1, 2005 TAC meeting.)

Voted to **table** this application until the next regular TAC meeting scheduled on April 5, 2005 at 2:00 pm.

Stipulations from the March 1, 2005 TAC Meeting:

- 1) That the applicant appear before the Traffic & Safety Committee;
- 2) That an Easement Deed and Easement Plan be prepared for review and approval by the Planning and Legal Departments;
- 3) That a level spreader detail be added to the Site Plans;
- 4) That a letter from NHDOT, indicating that no further traffic studies are required, be provided to John Burke;

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3. The application of **F-Series Realty, LLC, Owner** for property located at **215 West Road**, wherein site plan approval is requested for the construction of a 2-story, 2,500 ± s.f. addition to an existing structure and construction of a fenced in parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 10 and lies within an Industrial district. (This application was tabled at the February 1, 2005 TAC meeting.)

Voted to **recommend approval** of the site plan to the Planning Board with the following **stipulations**:

Stipulations from the February 1, 2005 TAC meeting:

- 1) That a reference be added to the Site Plan showing the driveway easement that crosses the property;
- 2) That more details on site lighting be added to the Site Plans;

- 3) That the drainage system be evaluated regarding volume to determine whether a better system could be developed;
- 4) That the Site Plans identify how trucks will turn around on the site, using signage and striping;
- 5) That the Site Plans clarify how the back gate will be used;
- 6) That the Site Plans reflect that only new vehicles will be stored on the site, and amended approval would be required to store any used vehicles on the site;
- 7) That the back gate be re-aligned;
- 8) That upright handicapped signs be placed in front of the handicapped parking spaces;

Stipulations from the March 1, 2005 TAC meeting:

- 9) That a turning template be added to the Site Plan;
- 10) That a note be added to the Site Plan indicating that no washing or repairing of vehicles is allowed on the site”;
- 11) That a note be added to the Site Plan indicating that no loading or unloading of vehicles is allowed off of West Road or any part of the right-of-way”;
- 12) That the Landscaping Plan be reviewed and approved by the Planning Department;
- 13) That the travel aisle in the rear line up with the gate entrance so that it is always accessible;

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4. The application of **Northeast Credit Union, Owner**, for property located at **100 Borthwick Avenue**, wherein site plan approval is requested for the construction of a 2-story, 8,000 ± s.f. addition to an existing structure and expansion of the existing parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 15 and lies within an Office Research district. (This application was tabled at the February 1, 2005 TAC meeting.)

Voted to **recommend approval** of the site plan to the Planning Board with the following **stipulations**:

Stipulations from the February 1, 2005 TAC meeting:

- 1) That a meeting be scheduled with John Burke, David Desfosses and David Holden to discuss traffic, sidewalks and on-site signage;
- 2) That the traffic engineer provide a written report;
- 3) That the details of the PSNH easement be shown on the plans;
- 4) That an additional monitoring well be installed at the expense of the applicant next to the dumpster, with the location to be worked out with DPW;
- 5) That an easement be prepared to allow the City access to the monitoring wells;
- 6) That the ATM lighting be evaluated regarding the installation of buffering;
- 7) That the Lighting Plan be reviewed to determine what height the light poles should be;
- 8) That the Landscape Plan be approved by the Planning Department;

Stipulations from the March 1, 2005 TAC meeting:

- 9) That the dumpster as relocated on drawing dated March 1, 2005 be shown on the Site Plan;
- 10) That the tree clearing limit for the sidewalk be shown on the Site Plan;
- 11) That the sidewalks must be ADA accessible (details to be worked out with the DPW and the applicant)

- 12) That the City approved sidewalk that is not constructed should be shown on the Site Plans as constructed by others (details to be worked out with the DPW and the applicant);
- 13) That the sidewalk easement of 15' should be shown on the plan and the Easement Plan and Deed should be reviewed and approved by the Planning and Legal Departments;
- 14) That this matter be referred to the Traffic & Safety Committee for review;
- 15) That the Landscape Plan be reviewed and approved by the Planning Department;
- 16) That one set of revised Site Plans be annotated, showing all revisions, prior to the issuance of a building permit;

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II. ADJOURNMENT was had at approximately 4:00 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department